



**C1.**  
**Communication**  
**CW(2) – December 5, 2023**  
**Item No. 1**

**DATE:** December 5, 2023

**TO:** Mayor and Members of Council

**FROM:** Wendy Law, Deputy City Manager  
Legal and Administrative Services & City Solicitor

Michael Coroneos, Deputy City Manager, Corporate Services, City  
Treasurer and Chief Financial Officer

**RE: COMMUNICATION – COMMITTEE OF THE WHOLE (2) MEETING  
DECEMBER 5, 2023**

**Council Meeting - October 17, 2023  
Item 1, Report No. 41  
DEVELOPMENT CHARGE COMPLAINT  
434 STEELES AVE WEST**

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**Recommendation**

1. THAT this matter be adjourned until Q1 2024.

**Background**

Auto World Import Network and 480 Steeles West Limited (collectively, the “**Complainant**”) submitted a Site Plan Application (DA.20.003) to permit the development of a new 2-storey car dealership with an underground level at 434 Steeles Avenue West. Site Plan Application File DA.20.003 was approved by the Ontario Land Tribunal on May 5, 2022.

Prior to building permit issuance, staff assessed development charges pursuant to Development Charge By-law 083-2018 on the gross floor area of the proposed building, including its underground level and the portion of that level which is for parking.

Building Permit #22-110942 was issued on May 25, 2023.

On August 2, 2023, the Complainant filed a complaint with the City Clerk pursuant to section 20 of the *Development Charges Act* (the “**DC Act**”) objecting to the development charges assessed on the area of the underground parking.

Council held a hearing regarding the complaint in accordance with the DC Act on October 11, 2023, which was adjourned by Council on October 17, 2023 until December 2023.

The details of the staff position on the complaint are discussed in the October 11, 2023 Committee of the Whole (2) Report (Item 1, Report No. 41).

On consent of the Complainant, staff recommend that Council further adjourn the hearing until Q1 2024 to allow staff to continue discussions with the Complainant to work towards resolving this matter.

For more information, contact: Candace Tashos, Legal Counsel, Planning & Development, extension 3618.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Wendy Law".

Wendy Law, Deputy City Manager,  
Legal and Administrative Services &  
City Solicitor

A handwritten signature in blue ink, appearing to read "Michael Coroneos".

Michael Coroneos, Deputy City Manager,  
Corporate Services, City Treasurer and  
Chief Financial Officer